



COMMERCIAL KITCHEN SPACES

THE MILL FOOD CO. MELWOOD AVE | PGH PA 15213

Virtual restaurant concepts are perfect for both enterprise level and small food businesses. By eliminating the dining room and front of the house staff, your food business can save on overhead costs (like energy) by utilizing the shared kitchen model.

Ghost kitchens have the same specialized equipment as commercial kitchens such as; a refrigerator, grill, freezer, fryer, prep area, etc. This is a great option for extremely busy restaurants where online delivery orders are becoming overwhelming to take on. This frees up time for your chefs and kitchen staff so they can focus on the flavors and food safety, ensuring a higher quality service in-house.

The Mill Food Co

Centrally located in the heart of Pittsburgh, this ghost kitchen facility brings access to up to 200K hungry customers. With its walkability, nearby shopping, and prime location, this area is attracting tourists and locals alike. This ghost kitchen facility is near high concentrations of both online delivery demand and walk in traffic, meaning more incoming orders for your restaurant.

More Information:

cloudkitchens.com/locations/pittsburgh/melwood

LORI MORAN

(412) 491-1690

lmoran@ballymoneyrealestate.com





Facility Features

We offer kitchens for modern-day chefs and help get you set up with specialized commercial kitchen equipment and minimal fuss. The kitchen is open 24/7 and is a private kitchen space so no one is sharing spaces

Included with all licenses *Additional fees apply*

Space

- Private kitchen
- Driver pickup area
- Staff locker area
- Restrooms
- Mop wash
- Cold & freezer storage
- Dry storage

Services

- Order pickup & processing*
- Courier handoff
- Cleaning & maintenance
- Safety & health inspections
- Delivery logistics
- Extraction & ventilation
- On-site support staff
- Delivery software

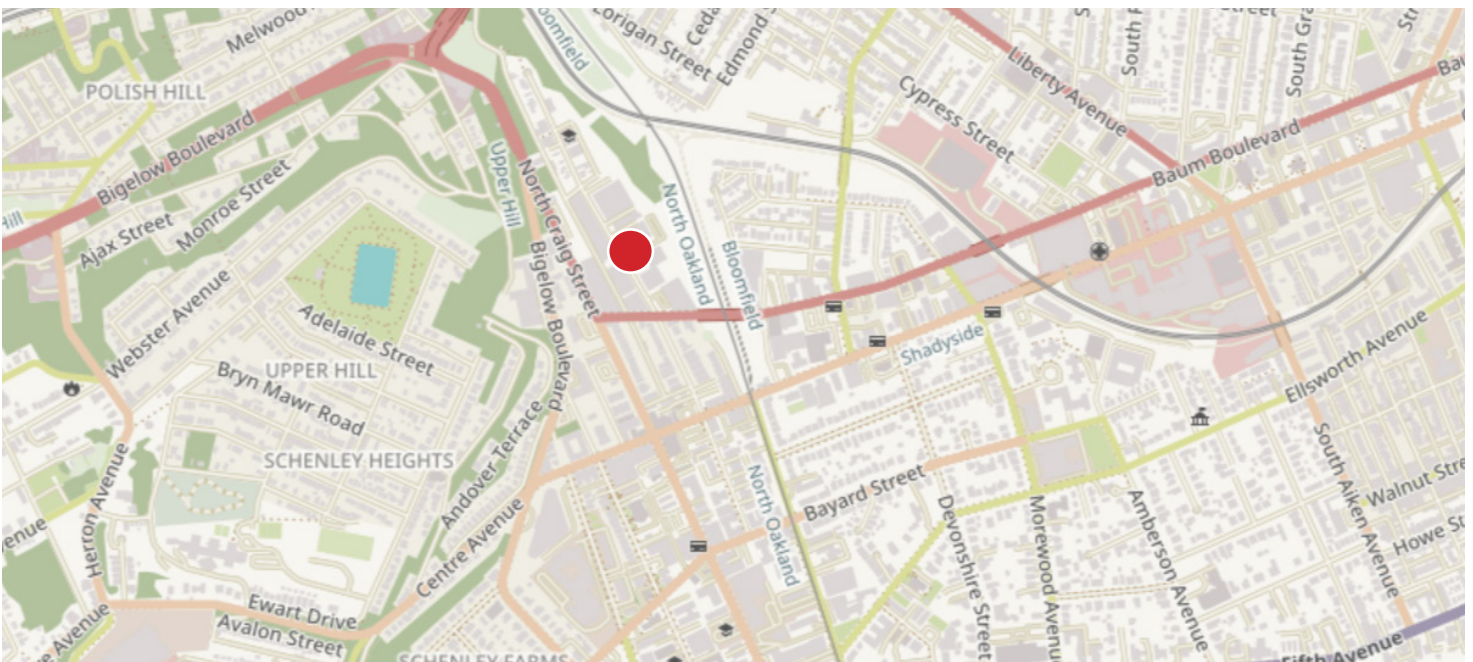
Equipment

- 9ft ansul hood
- 3 compartment sink, hand sink + prep sink
- Grease trap interceptor that's built into the kitchen.

Utilities

- Gas points
- Power outlets
- High power lighting
- Cold & hot water lines
- Gas/fire safety system
- WiFi
- Trash / recycle
- Ethernet connections
- Grease/trap cleaning
- Hood/flue cleaning
- Pest control

*Level of service dependent on facility



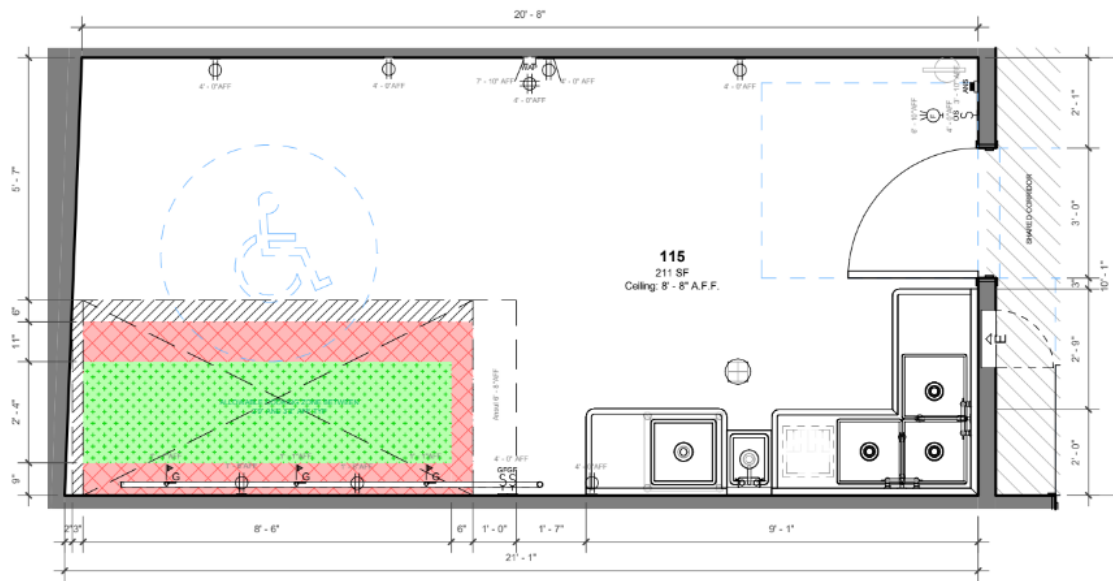
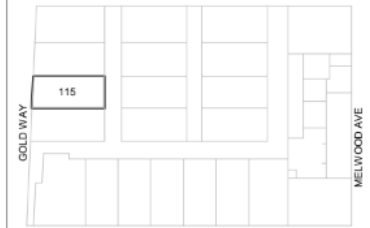
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KITCHEN OUTLINE DRAWING

KEY PLAN:



- | | | | |
|--|----------------------------|--|--------------------------------------|
| | Coverage Zones | | ADA Door Clearances |
| | Modification Review Req'd | | Unverified in Field |
| | No Coverage Zone | | Electrical Panel |
| | Duplex Outlet | | Ansul Pull |
| | Quad Outlet | | Fire Alarm Pull |
| | High-Voltage Outlet | | Fire Strobe |
| | Junction Box (Blank Plate) | | Fire Extinguisher |
| | Duplex Outlet (Ceiling) | | BMS Sensor |
| | Light Switch | | Data Port |
| | GFCI Power Switch | | Wireless Access Point with Data Port |
| | Floor Sink | | Floor Drain |
| | Gas Connection | | Gas Connection w Tee |
| | Water Line - Domestic | | Water Line - Hot Water |
| | Ceiling Mounted Camera | | Wall Mounted Camera |
| | AFF = Above Finish Floor | | RR = Runner Rack |

REVISION HISTORY:

△	DESCRIPTION	DATE
1	PRE-CON PLAN	8/11/2022
2	AS-BUILT #	11/8/2023

1 K-115 PLAN | 3/8" = 1'-0"

GENERAL NOTES:

- MINOR VARIATIONS MAY EXIST IN FINAL BUILT CONDITION.
- DEVICES, AND CONNECTIONS ARE SHOWN IN APPROXIMATE LOCATIONS.
- ANSUL SYSTEM AND MECHANICAL HOOD IS EXISTING TO REMAIN PER ORIGINAL FACILITY PERMIT DRAWINGS.
- ALL UTILITIES ARE EXISTING UNLESS OTHERWISE NOTED.
- EXISTING PLUMBING AND SINKS ARE TO REMAIN PER ORIGINAL FACILITY PERMIT DRAWINGS UNLESS OTHERWISE NOTED.
- ALL EQUIPMENT SHALL DRAIN TO EXISTING FLOOR SINKS IN A MANNER THAT IS COMPLIANT WITH LOCAL REGULATIONS AND CODES
- ALL FINISHES ARE EXISTING TO REMAIN.
- SPLASH GUARDS TO BE INSTALLED AS REQUIRED TO BE IN COMPLIANCE WITH ALL LOCAL REGULATIONS AND BUILDING CODES, TYP.

DRAWN BY: JWD | CHECKED BY: SM

KITCHEN (115)

451 Melwood Ave, Pittsburgh, PA

K-115



